



EXHIBIT B FOR ZC#21-020

STARLIN RANCH PLANNED DEVELOPMENT STANDARDS

SECTION 1 - GENERAL STANDARDS

The Starlin Ranch Planned Development (SRPD) shall apply to the entire 121.459 of land described in the legal description of Exhibit A and shall be in general accordance with the attached Development Plan (Exhibit C-1), Street Plan (Exhibit C-2), Open Space/Amenity Plan (Exhibit D-1), Trail Plan (Exhibit D-2), Screening Plan (Exhibit D-3), Architectural Requirements (Exhibit D-4), Commercial Overlay (Exhibit D-5), Enhanced Entryway Plan (Exhibit E-1) and Amenity Center Programming (Exhibit E-2).

The proposed development shall be in accordance with the provisions of the approved Planned Development District and the Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

The existing provisions of the City of Mansfield, Texas Zoning Ordinance shall continue to be applicable to issues not covered by these SRPD standards.

In the event of a conflict between the SRPD Standards and the City of Mansfield, Texas Zoning Ordinance, as amended, the SRPD Standards set forth herein shall apply.

The provisions of the SRPD Standards or the numerical metrics of its tables, when in conflict with diagrams, illustrations, or other graphic depictions, shall take precedence.

The following provides definitions for terms used in these SRPD Standards that are technical in nature or that otherwise may not reflect a common usage of the term:

ALLEY: A private thoroughfare designated to be a secondary means of vehicular access to the rear or the side of properties; an alley may connect to a vehicular driveway located to the rear of lots, providing access to accessory buildings, to service areas, to parking, and may contain utility easements.

BLOCK: The aggregate of lots, civic spaces, and alleys circumscribed by streets.

BLOCK FACE: The aggregate of all the building facades on one (1) side of a block.

BUILDING ELEVATION: An exterior wall of a building not facing a street or a civic space.

BUILDING FAÇADE: The exterior wall of a building facing a street or a civic space.

BUILDING FACADE, PRINCIPAL: The exterior wall of a building that is designated to have the principal entrance to the building.

CORNER MARKET: A single, small-scale retail business, that is standalone or part of a mixed-use building, and supplying a limited selection of food, beverages, and sundries. For the purposes of the SRPD Standards, a corner market:

- a. shall be a minimum of 1,850 square feet;
- b. shall dedicate a minimum of 40 percent of its retail sales and display area to the sale of a general line of food and beverages intended for home preparation and consumption;
- c. shall dedicate a minimum of 20 percent of its retail space to the sale of perishable goods including dairy, fresh produce, fresh meats, poultry, fish and frozen foods;
- d. a maximum ten (10) percent of the gross floor area of the corner market may be devoted to the sale of alcohol for off-site consumption; and
- e. the retail sale of discount and used merchandise is expressly prohibited.

ENCROACH: To break the plane of a vertical or a horizontal regulatory limit with a structural element so that it encroaches into a setback or above a height limit.

INN: A type of lodging use offering six (6) to 12 bedrooms, and permitted to serve breakfast in the mornings to guests.

LIVE-WORK UNIT: A mixed-use unit consisting of a commercial activity and a residential use. The commercial use is restricted to the first story of the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides facing a street or a civic space. A porch shall be at least six (6) feet deep and consist of a minimum of 60 square feet. A porch is exclusive of the space dedicated to an entryway. The Director of Planning may review and administratively approve porch

designs that are not consistent with a specific provision of these SRPD Standards, but is justified by its intent. (SEE EXAMPLES BELOW)





PRINCIPAL BUILDING: The main building on a lot.

PRINCIPAL ENTRANCE: The main point of access for pedestrians into a building.

STOOP: A frontage wherein the building façade is aligned close to the front lot line, with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the principal entrance. (SEE EXAMPLE BELOW)



STORY: A habitable level within a building by which height is measured, excluding an attic or a raised basement. For purposes of these SRPD standards, stories shall not exceed 14 feet in height, except that ground floor commercial spaces shall have a minimum story height of 14 feet and a maximum of 25 feet.

SECTION 2 - SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The single-family dwellings to be developed in the SRPD shall be on seven (7) lot types – Type A through Type G – each to be located and developed as shown on the Development Plan.

A. TYPE A LOTS: All Type A Lots shall be alley-served and developed in accordance with the following:

- (1) Minimum Lot Area - 1,980 square feet.
- (2) Minimum Lot Width - 22 feet.

- (3) Minimum Lot Depth - 90 feet.
- (4) Minimum Floor Area - 1,600 square feet.
- (5) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.
- (6) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (7) Minimum Side Setback:
 - (a) Interior Side Setback - 0 feet.
 - (b) Side Setback Adjacent to a Street - 5 feet.
- (8) Maximum Lot Coverage - 85%.
- (9) Minimum Height - 2 stories.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

B. TYPE B LOTS: All Type B Lots shall be accessed by an alley and developed in accordance with the following:

- (1) Minimum Lot Area - 4,400 square feet.
- (2) Minimum Lot Width (other than corner lots) - 40 feet.
- (3) Minimum Lot Width (corner lots) - 45 feet.
- (4) Minimum Lot Depth - 110 feet.
- (5) Minimum Floor Area - 1,600 square feet.
- (6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.
- (7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a street - 10 feet.
- (9) Maximum Lot Coverage - 75%.

(10) Maximum Height - 3 stories.

(11) Minimum Off-street Parking - 2 spaces.

C. TYPE C LOTS: All Type C Lots shall be accessed by an alley and developed in accordance with the following:

(1) Minimum Lot Area - 6,000 square feet.

(2) Minimum Lot Width (other than corner lots) - 50 feet.

(3) Minimum Lot Width (corner lots) - 55 feet.

(4) Minimum Lot Depth - 120 feet.

(5) Minimum Floor Area - 1,800 square feet.

(6) Minimum Front Setback - 5 feet provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.

(7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.

(8) Minimum Side Setback:

(a) Interior Side Setback - 5 feet.

(b) Side Setback Adjacent to a Street - 10 feet

(9) Maximum Lot Coverage - 70%.

(10) Maximum Height - 3 stories.

(11) Minimum Off-street Parking - 2 spaces.

D. TYPE D LOTS: All Type D Lots shall be accessed by an alley and developed in accordance with the following:

(1) Minimum Lot Area - 5,500 square feet.

(2) Minimum Lot Width (other than corner lots) - 50 feet.

(3) Minimum Lot Width (corner lots) - 55 feet.

(4) Minimum Lot Depth - 110 feet.

(5) Minimum Floor Area - 1,800 square feet.

(6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.

- (7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

E. TYPE E LOTS: Type E Lots shall be accessed from a street and developed in accordance with the following:

- (1) Minimum Lot Area - 6,000 square feet.
- (2) Minimum Lot Width (other than corner lots) - 50 feet.
- (3) Minimum Lot Width (corner lots) - 55 feet.
- (4) Minimum Lot Depth - 120 feet.
- (5) Minimum Floor Area - 1,800 square feet.
- (6) Minimum Front Setback - 20 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback and build-to line.
- (7) Minimum Rear Setback (applicable to the dwelling and garage) - 15 feet.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet.
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

F. TYPE F LOTS: All Type F Lots shall be accessed by an alley and developed in accordance with the following:

- (1) Minimum Lot Area - 6,600 square feet.
- (2) Minimum Lot Width (other than corner lots) - 60 feet.

- (3) Minimum Lot Width (corner lots) - 65 feet.
- (4) Minimum Lot Depth - 110 feet.
- (5) Minimum Floor Area - 2,200 square feet.
- (6) Minimum Front Setback - 5 feet, provided, however, that porches, stairs, stoops, balconies or bay windows may encroach into the minimum setback.
- (7) Minimum Rear Setback - 8 feet between the dwelling, garage, or fence, and the pavement edge of alley or mews.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet.
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.
- (11) Minimum Off-street Parking - 2 spaces.

G. TYPE G LOTS: The Type G Lots shall be accessed from a street and developed in accordance with the following:

- (1) Minimum Lot Area - 7,200 square feet.
- (2) Minimum Lot Width (other than corner lots) - 60 feet.
- (3) Minimum Lot Width (corner lots) - 65 feet.
- (4) Minimum Lot Depth - 120 feet.
- (5) Minimum Floor Area - 2,200 square feet.
- (6) Minimum Front Setback - 20 feet, provided, however, that porches, stairs, stoops or bay windows may encroach into the minimum setback.
- (7) Minimum Rear Setback (applicable to the dwelling and garage) - 15 feet.
- (8) Minimum Side Setback:
 - (a) Interior Side Setback - 5 feet.
 - (b) Side Setback Adjacent to a Street - 10 feet.
- (9) Maximum Lot Coverage - 70%.
- (10) Maximum Height - 3 stories.

(11) Minimum Off-street Parking - 2 spaces.

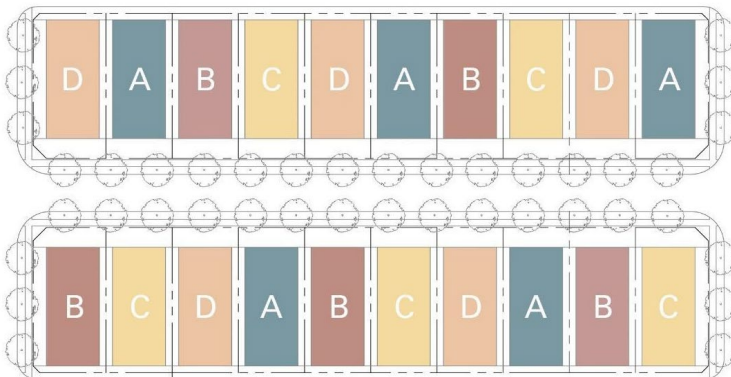
H. GARAGE ORIENTATION: The single-family dwelling units constructed on lots not accessed by alleys as shown on the SRPD Development Plan shall be constructed with one of the following garage orientations or setbacks:

- (1) J-swing or rear entry garages;
- (2) Side entry garages for corner lots; and
- (3) Front entry garages shall be recessed 10 feet in depth at a minimum from the principal building facade. This distance shall be measured from the horizontal plane of the principal building facade to the location of the garage door, without regard for the location of any habitable space above the first story. Front-entry garages that are flush with the principal building facade shall be prohibited.

I. ANTI-MONOTONY:

For Single-Family Detached Dwelling Units:

- Guiding Principle: A variety of individual architectural designs with their respective appropriate details, materials and colors are encouraged to create a unique, overall compelling streetscape character.
- The principal building facade of single-family detached dwelling units on a continuous block¹ with the same or similar facade², materials, or colors (including similar shades) should be separated by a minimum of three lots on the same side of the street and should not be located directly across the street from each other.



- Homes shall have significant variations in principal building façade designs, including rooflines with apparent design variations (e.g., hipped, gabled, and shed). Homes shall have changes in the locations and openings for doors and windows that change the overall external elevation.
- Administration: Home builders will be responsible for submitting the above exhibit outlining compliance with anti-monotony at time of permit for the continuous block . In

an instance where multiple home builders are working in the same block, the lot diagram will indicate separate ownership/responsibility by providing the lot and block number as well as home builder information.

notes: ¹ A continuous block consists of the lots not separated by right-of-way or alley and inclusive of the homes across the street on the same block. ² Similar facades can be identified by similar floor plans as well as similarly proportioned exterior finishes in that placing a new exterior façade on a similar floor plan does not by itself constitute compliance with the above anti-monotony standards. In a situation where facades are deemed similar, the home builder will need to provide an exhibit outlining significant variations in principal façade designs, as outlined above. In most instances a significant variation is one that spans more than 50% of the principal building facade.

The Director of Planning may approve elevations that are different styles but may not demonstrate significant changes. The intent of the SRPD Standards is to promote architectural diversity and create a neighborhood that is cohesive and promotes creativity.

- The examples shown below are graphic depictions of architectural variety and do not necessarily constitute compliance with the provisions of the SRPD Standards.





For Single-Family Attached Dwelling Units:

- Buildings occupied by single-family attached dwelling units along a street frontage shall at a minimum vary architecturally after building breaks so that one street frontage is not dominated by a single elevation.
- A minimum of three (3) architectural designs are required for the SRPD. Architectural design shall apply to the entire building rather than by the individual unit. Units with shared walls should feature the same architectural design.
- Buildings with the same or similar façade, materials, or colors should be separated from one another. No building design shall be repeated either directly adjacent on the same side of the street or directly across the street.
- Below are examples of architecture designs that can be utilized within the SRPD. These architectural designs can be associated with any of the three minimum types (A, B, or C) as indicated in the example diagram.



- The diagram below illustrates the intent of achieving this architectural variation and will be used as a baseline for laying out the attached single-family attached product, however there are numerous ways of accomplishing the desired result.



J. Roof Pitches:

- (1) For those lots identified on the Development Plan as Type A, principal roofs may be low-slope (i.e., flat) or symmetrically pitched with a minimum angle of 6:12. All flat roofs shall be surrounded on all sides by a parapet wall no less than 42 inches high where the roof deck meets the parapet wall.
- (2) For those lots identified on the Development Plan as Types B, C, D, E, F, and G, principal roofs shall be symmetrically pitched with a minimum angle of 6:12. The intent of this Section is to allow for diversity in roof pitches and roof types. Although the minimum angle is provided, the development shall have a variety of roof pitches as to not create a homogenous plan. During permit submittal roof pitches within block clusters (defined by adjacent similar lot types) will be checked so that no one roof pitch dominates more than 60% of that block cluster. The Director of Planning can approve elevations with roof pitches less than 6:12 on a case-by-case basis.
- (3) For all lot types, ancillary roofs for stoops, porches, detached garages, and other similar architectural features may be pitched with a minimum angle of 3:12.

K. Building Materials and Design: Every single-family dwelling shall comply with the following:

- (1) For all lots identified on the Development Plan as Type A, the exterior finish on all building elevations, except for door and window openings, shall be limited to any combination of brick, stone and cementitious fiber board as depicted in the examples below. Stucco may only be used as an accent exterior finish material on Type A Lots and shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently.



- (2) For all lots identified on the Development Plan as Type B, C, D, E, F, and G, the exterior finish material on all building elevations, except for window or door openings, shall be limited to any combination of brick, stone, cementitious fiber board, and stucco. Wood may only be used as an accent exterior finish material for construction on Type B, C, D, E, F, and G Lots and shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently.
- (3) Where multiple exterior materials are used on a single dwelling unit, they shall only be combined on each building wall horizontally, with the heavier material below the lighter (e.g., stone below brick; brick below stucco; and stucco below wood or cementitious fiber board).
- (4) All building walls shall show the same level and quality of materials on all sides, including trim, in order to create an architectural composition that is visually harmonious.
- (5) Exterior finish wood materials shall be painted or stained.
- (6) Stucco shall be cement plaster made of cement sand and lime and shall be applied using a three-step process.
- (7) All dwelling units on alley-served lots shall have a porch or a stoop attached on the principal building facade and located at the principal entrance into the dwelling unit.
- (8) No more than 32 dwelling units on lots not accessed by an alley may be constructed not to have a porch or a stoop attached on the principal building façade and located at the principal entrance into the dwelling unit. All other dwelling units on lots not accessed by an alley shall be constructed with a porch or a stoop attached on the principal building facade and located at the principal entrance into the dwelling unit.

- (9) Front porch floors shall be of concrete slab, stone, or wood plank.
- (10) Front porches shall be no less than six (6) feet deep.
- (11) Stoop floors shall be of brick or stone and match the material or materials on the principal building facade.
- (12) All stoops shall be at least two (2) feet in height, at least five (5) feet in depth, and between four (4) and six (6) feet in width.
- (13) Stoops may be recessed into the main volume of the building.
- (14) Posts, where provided, shall be a minimum dimension of six (6) inches by six (6) inches.
- (15) Posts shall be made of wood or synthetic materials provided they have the appearance of wood; and may have brick or stone piers with a minimum of 12 inches by 12 inches in dimension.
- (16) Columns, where provided, shall be a minimum dimension of 12 inches by 12 inches.
- (17) Columns shall be made of brick, stone, concrete, or cementitious fiber board.
- (18) Principal building facades shall be no less than 15% and no more than 30% glazed in clear glass.
- (19) Windows shall be made of painted aluminum, wood, or vinyl, and shall have clear glass.
- (20) Windows shall be single-, double-, or triple-hung or operable casements. Windows in building walls made of brick, stone, or stucco shall be recessed a minimum of three inches in depth from the exterior wall. Flush-mounted windows and doors shall be prohibited on all building walls.
- (21) Doors and windows that operate as sliders shall be prohibited along all streets and civic spaces.
- (22) All windows in building façades shall be vertically proportioned and rectangular in shape, except that one (1) circular, semi-circular, oval, hexagonal, or octagonal window may be installed on each building façade.
- (23) Garage doors shall be of metal, wood, or composite wood.
- (24) Garage doors, if visible from a street or a civic space, shall not exceed ten (10) feet in width.
- (25) Chimneys, when constructed on the exterior facade, shall extend to finished grade and shall be made of brick, stone, or stucco with a projecting cap on top. Chimney flues shall be metal and may be painted the color of the roof, black, or left natural.

- (26) Balconies and bay windows, where provided, shall be no less than three (3) feet deep. All balconies shall be structurally supported by concrete beams or profiled sills, or wood beams or brackets of appropriate scale; and all bay windows shall extend to the ground or be supported by concrete or wood brackets of appropriate scale.
- (27) Pitched roofs shall be asphalt shingles, metal, or slate.
- (28) Skylights shall be flat to the roof plane.
- (29) Roof penetrations, including vent stacks, shall be out of view from the street.
- (30) Doors along principal building façades shall be a minimum of eight (8) feet high.
- (31) The first story shall be a minimum of a nine (9) feet in height.

L. Additional Building Design: For corner lots identified on the Development Plan as Type B, C, D, E, F, and G the establishment of primary and secondary facades are strongly encouraged on both frontages with the façade with the front door being established as the primary facade. . In addition:

- (1) No privacy fences shall be allowed to be placed between any portion of the principal building façade or the secondary building façade and the adjacent sidewalk or street.
- (2) Low-height fences, hedges, and walls shall be permitted between any portion of the principal building façade or the secondary building façade and the adjacent sidewalk or street. All fences, hedges, and walls shall be between 36 and 42 inches in height. Fences shall be open-style picket or wrought iron; hedges shall be evergreen; and walls shall be constructed of masonry (e.g., brick, stone, or hard-coat stucco).
- (3) No less than 15 percent and no more than 30 percent of the total building wall area of the secondary building façade shall be glazed in glass. The proportion and design of all such glazed openings shall be consistent with the design and proportion of glazed opening along the principal building façade.
- (4) Landscaping along the exterior principal building façade must extend along the secondary building façade.
- (5) For the three (3) Lot Descriptions depicted in Exhibit D-4 and provided below, additional architectural treatments shall be as follows:
 - (a) Main Street Corner Lots shall have a side porch or wrap-around porch;
 - (b) Lake Frontage Lots shall have a two-story porch or balcony; and
 - (c) Enhanced Location Lots shall have a side patio or alcove, a side or wrap-around porch, or a two-story porch or balcony.

M. Landscaping:

- (1) At least one (1) tree must be planted on every Type B, Type C, Type D, and Type F Lot;
- (2) No fewer than two (2) trees must be planted on every Type E and G Lots, one (1) of which shall be planted in the front yard;
- (3) One (1) tree shall be planted every forty (40) feet along all residential lot frontage in the space between the curb and sidewalk, and spacing may be adjusted for lots accessed from a street based on location of driveways and utilities, subject to the approval of the Director of Planning;
- (4) Required trees shall be not less than three (3) caliper inches;
- (5) Shrubs shall be planted along at least 50% of the length of the foundation facing a street;
- (6) Required shrubs shall be not less than two (2) feet in height;
- (7) Front and rear yards shall be covered with sod except for areas with planting beds and flatwork; and
- (8) An automatic irrigation system shall be provided for all landscaped areas.

N. Accessory Buildings: Residential accessory buildings shall be permitted on any Type B, Type C, Type D, Type E, Type F and Type G lots and shall be developed in accordance with the following:

- (1) Minimum Front Setback - Behind the rear building elevation of the principal building.
- (2) Minimum Rear Setback - 5 feet.
- (3) Minimum Side Setback - 5 feet.
- (4) Maximum Height - Two stories and not higher than the principal building on the same lot.
- (5) An accessory building used for storage or allowable non-residential uses shall not exceed 200 square feet.
- (6) The habitable space for an accessory dwelling shall not exceed 800 square feet.
- (7) An accessory dwelling shall be constructed with the same exterior finish and roofing materials as the principal building on the same lot.
- (8) All accessory buildings and accessory dwellings shall share the same ownership and utility connection with the principal building on the same lot.
- (9) The combined area of the accessory building, accessory dwelling and principal building shall not exceed the maximum allowable lot coverage.

SECTION 3 - NON- RESIDENTIAL DEVELOPMENT STANDARDS

Except as provided below, the portion of the SRPD shown on the Development Plan as "Neighborhood Retail" shall be developed in accordance with the provisions of the Zoning Ordinance applicable to the C-2, Community Business Zoning District.

A. Permitted Uses: The uses listed below shall be permitted.

- (1) Retail, provided that the specific use shall be further limited to:
 - (a) Apparel store.
 - (b) Arts and crafts store.
 - (c) Bakery.
 - (d) Café.
 - (e) Coffee shop.
 - (f) Convenience goods.
 - (g) Corner market.
 - (h) Florist.
 - (i) Gift store.
 - (j) Hardware store.
 - (k) Ice cream parlor.
 - (l) Jewelry store.
 - (m) Pet store.
 - (n) Pet supplies store.
 - (o) Pharmacy.
 - (p) Restaurant.
 - (q) Sporting goods store.
- (2) Personal service, provided that the specific use shall be further limited to:
 - (a) Barber.
 - (b) Dry cleaner.
 - (c) Fitness studio.
 - (d) Hairdresser.
 - (e) Salon.
 - (f) Shoe repair.
 - (g) Tailor or alterations.
 - (h) Pet grooming.
- (3) Office.
- (4) Business incubator.
- (5) Live-work unit, provided that the building area for office or retail use as allowed under the SRPD Standards is restricted to the first story of the building, the business owner must reside at the property, and the maximum number of employees and occupants shall not exceed two (2).
- (6) Inn (up to 12 rooms).
- (7) Child care center.
- (8) Mailing or reproduction service.
- (9) Medical clinic.

- (10) Artist studio.
- (11) Veterinarian office (without outside animal run or pens)

B. Prohibited Uses: Any use not listed in Paragraph A above, and all the following uses listed below shall not be permitted within SRPD:

- (1) Adult entertainment or adult-themed establishments.
- (2) Automotive sales, automotive repair, or automotive service.
- (3) Body piercing or tattoo parlors.
- (4) Car wash.
- (5) Check cashing.
- (6) Drive-through window or drive-through service.
- (7) Gas station.
- (8) Liquor store.
- (9) Pawn shop, secondhand shop or thrift store.
- (10) Retail sales of tobacco or vaping products as a primary use.
- (11) Wholesale business.

C. Building Setbacks:

- (1) Where Adjacent to West Broad Street - 15 feet minimum and 30 feet maximum.
- (2) Where Adjacent to Interior Street - 0 feet minimum and 15 feet maximum.
- (3) Where Adjacent to a Side or Rear Lot Line - 0 feet minimum and 15 feet maximum.

D. Parking: Off-street parking spaces shall not be permitted within the building setback. The minimum number of parking spaces for all permitted uses shall be provided at one (1) parking space per 250 square feet of gross floor area.

E. Building Frontage: All permitted uses at the first story shall have a shopfront at the building frontage facing an interior street that is not West Broad Street. The shopfront may be combined with an awning or gallery. Awnings shall be of canvas or metal and shall be permitted to within two feet of a curb.

F. Landscaping: The landscaping standards in Section 155.092 of the Zoning Ordinance shall apply except that:

- (1) The 20' landscape setback required by Section 155.092(P)(3) shall not be applicable to an interior street that is not West Broad Street); and
- (2) The 10' buffer yard required by Section by Section 155.092(O)(7) shall not be applicable.

G. Screening: The screening standards in Section 155.092 of the Zoning Ordinance shall apply except that the six (6) foot screening wall required by Section 155.092(O)(7) shall not be applicable.

H. Loading and Service Area: All loading docks and service areas shall be located towards the rear of the lot.

I. Roof-Top and Ground-Mounted Equipment: All roof-top equipment shall be visually screened on all sides in a manner that is consistent with the architectural design of the building. Parapet walls shall be at least 12 inches higher than the building mechanical equipment on all sides. All ground-mounted equipment shall be screened as required by Section 155.093(B) of the Zoning Ordinance.

J. Building Materials and Design:

- (1) All building walls shall show the same level and quality of materials on all sides, including trim, in order to create an architectural composition that is visually harmonious.
- (2) Permitted exterior finish shall be limited to brick, stone, or stucco. Where used as an exterior finish material, stucco shall be cement plaster made of cement sand and lime and shall be applied using a three-step process.
- (3) Ground floor spaces shall otherwise be designed in accordance with the standards for shopfronts as set forth in Section 155.072 for the D, Downtown District.
- (4) All commercial, mixed-use, and other non-residential buildings shall be designed in substantial conformance with the elevations attached hereto as Exhibit F.

K. Signage: In addition to the allowable signs in Section 155.090 of the Zoning Ordinance, the following signs shall also be permitted:

- (1) One (1) blade sign for each first story tenant, no more than six (6) square feet, may be permanently installed perpendicular to the façade. Blade signs shall clear a minimum of eight (8) feet above the sidewalk and project no more than two (2) feet from the building façade. Tenants on corner lots may install one (1) blade sign per building facade.
- (2) In addition to wall signs, awnings may include signage in the form of text or graphics printed or applied directly to the top of the awning. Awnings may include signage in the form of text or graphics along the flap no more than eight (8) inches measured vertically by the awning length.

L. Passive Space: Each lot in the Neighborhood Retail shall provide passive space in accordance with the following:

- (1) Passive space shall be directly entered from a street or a civic space.
- (2) Passive space may be enclosed with a fence, hedge or wall.
- (3) Passive space shall be paved in brick, concrete, gravel or grass.
- (4) Passive space shall be dedicated to at least one of the following:
 - (a) Outdoor dining.

- (b) Public art.
- (c) Fountain or water feature.
- (d) Games.
- (e) Multi-activity area.
- (f) Outdoor seating.

M. Timing for Construction and Completion of Corner Store: The corner store shall have a minimum gross leasable area (i.e., enclosed space) of 1,850 square feet. The developer or their authorized representative shall apply for a building permit for construction of a corner store at the same time that the developer or their authorized representative shall apply for a building permit for construction of the model home or model homes. The corner store shall be constructed within 18 months from the issuance of a building permit by the City.

N. Commercial Overlay District: A Commercial Overlay District is applied to lots shown in Exhibit D-5 and the provisions of the SRPD Standards modified as follows:

- (1) Lots may be developed for residential uses as set forth in these SRPD Standards or for one of the commercial or mixed-uses provided below::
 - (a) Bakery.
 - (b) Cafe.
 - (c) Coffee shop.
 - (d) Tailor or alterations.
 - (e) Barber, hairdresser, or salon (up to 2 chairs or workstations).
 - (f) Office (up to 2 employees).
 - (g) Artist studio.
 - (h) Inn (up to 4 guest rooms)
 - (i) Live-work unit, provided that the building area for office or retail use as allowed under the SRPD Standards is restricted to the first story of the building, the business owner must reside at the property, and the specific commercial activity shall be limited to those in (N)(1)(a) – (g).
- (2) The permitted uses shall take place on any lots shown by the Development Plan as Type A through Type G and in a build form or design that conforms with the requirements provided in Section 2, Single Family Residential Development standards.
- (3) Parking provided shall include the actual parking spaces provided within the lot and along the parking lane corresponding to the lot. No additional off-street parking shall be required beyond two (2) parking spaces per lot.
- (4) Signage shall be limited to:
 - (a) One (1) blade sign for each building, no more than six (6) square feet, may be permanently installed perpendicular to the façade. Blade signs shall clear a minimum of eight (8) feet above the sidewalk and project no more than two (2) feet from the building façade.

- (b) One (1) awning sign, which may include signage in the form of text or graphics printed or applied directly to the top of the awning or along the flap of the awning no more than eight (8) inches measured vertically by the awning length.

SECTION 4 - RECREATION FACILITIES AND AMENITIES

The proposed parks, trails, amenity center, ponds, amphitheater, boardwalk, shade structures, open space and other recreational facilities within the SRPD shall be located and developed as shown in the Development Plan, Trail Plan and Open Space/Amenity Plan. The minimum programming in the parks, trails, ponds and open space are specifically depicted in the Open Space/Amenity Plan. At the private amenity center, the program elements will include a pavilion, swimming pool and pool deck, playground and event lawn as depicted in Exhibit E-2.

SECTION 5 - SCREENING, LANDSCAPING AND BUFFER

- A. Adjacent to West Broad Street:** A minimum 15-foot wide landscape buffer shall be provided between the street and the residential lots. A mix of canopy and ornamental trees shall be planted within the landscape buffer. Ground cover may also be planted in the landscape buffer and may include, but is not limited to, shrubs, grasses, turf, mulched planted beds, berms and hardscape. A subdivision screening wall shall not be required as the adjacent lots are not backing or siding to West Broad Street.
- B. Adjacent to Industrial Use:** A minimum 40-foot wide landscape buffer shall be provided along the common boundary with the industrial use. Existing trees larger than six (6) inches within the landscape buffer shall be preserved. New trees may be planted within the landscape buffer where they are needed to fill a gap among the existing trees. A screening wall shall not be required along the common boundary with the industrial use.
- C. Gas Well Site:** A minimum eight (8) foot high masonry (brick or stone) wall shall be provided around the existing gas well operation with shrubs of a non-dwarf variety planted at three (3) foot intervals surrounding the wall. There will be a 300-foot minimum separation between the gas well heads and the closest lots.
- D. Adjacent to Gas Well Access Road:** An eight (8) foot high board-on-board wood fence with top cap shall be provided along the rear of the lots backing up to the gas well access road
- E. Around Ponds:** Detention or retention ponds shall be enhanced as an amenity of the development by using landscape materials that complement the site. To establish a minimum quantity, there shall be one (1) tree per 100 feet of measurement along the perimeter of a pond. Trees may be a mix of canopy and ornamental species and may be clustered to create a more natural appearance rather than a rigid interval between trees. Existing trees that are preserved shall be given credit towards the new tree requirement.